

GIS REGISTRY INFORMATION

SITE NAME:	Verizon Telecommunications			FID #	
BRRTS #:	03-13-427969			(if appropriate):	
COMMERCE # (if appropriate):	53590-2204-17				
CLOSURE DATE:	January 03, 2005				
STREET ADDRESS:	117 Bristol Street				
CITY:	Sun Prairie				
SOURCE PROPERTY GPS COORDINATES (meters in WTM91 projection):		X =	583953	Y =	301536
CONTAMINATED MEDIA:	Groundwater		Soil	X	Both
OFF-SOURCE GW CONTAMINATION >ES:	Yes		No		X
• IF YES, STREET ADDRESS:					
• GPS COORDINATES (meters in WTM91 projection):		X =		Y =	
OFF-SOURCE SOIL CONTAMINATION >Generic or Site-Specific RCL (SSRCL):		Yes		No	X
• IF YES, STREET ADDRESS 1:					
• GPS COORDINATES (meters in WTM91 projection):		X =		Y =	
CONTAMINATION IN RIGHT OF WAY:		Yes		No	X
<u>DOCUMENTS NEEDED</u>					
Closure Letter, and any conditional closure letter issued or denial letter issued.					X
Copy of most recent deed, including legal description, for all affected properties					X
Certified survey map or relevant portion of the recorded plat map (if referenced in the legal description) for all affected properties					X
County Parcel ID number, if used for county, for all affected properties					X
Location Map which outlines all properties within contaminated site boundaries on USGS topographic map or plat map in sufficient detail to permit the parcels to be located easily (8.5x14" if paper copy). If groundwater standards are exceeded, the map must also include the location of all municipal and potable wells within 1200' of the site.					X
Detailed Site Map(s) for all affected properties, showing buildings, roads, property boundaries, contaminant sources, utility lines, monitoring wells and potable wells. (8.5x14", if paper copy) This map shall also show the location of all contaminated public streets, highway and railroad rights-of-way in relation to the source property and in relation to the boundaries of groundwater contamination exceeding ch. NR 140 ESs and soil contamination exceeding ch. NR 720 generic or SSRCLs.					X
Tables of Latest Groundwater Analytical Results (no shading or cross-hatching)					X
Tables of Latest Soil Analytical Results (no shading or cross-hatching)					X
Isoconcentration map(s), if required for site investigation (SI) (8.5x14" if paper copy). The isoconcentration map should have flow direction and extent of groundwater contamination defined. If not available, include the latest extent of contaminant plume map.					X
GW: Table of water level elevations, with sampling dates, and free product noted if present					X
GW: Latest groundwater flow direction/monitoring well location map (should be 2 maps if maximum variation in flow direction is greater than 20 degrees)					X
SOIL: Latest horizontal extent of contamination exceeding generic or SSRCLs, with one contour					X
Geologic cross-sections, if required for SI. (8.5x14" if paper copy)					X
RP certified statement that legal descriptions are complete and accurate.					X
Copies of off-source notification letters (if applicable)					na
Letter informing ROW owner of residual contamination (if applicable)(public, highway or railroad ROW)					na
Copy of (soil or land use) deed restriction (s) or deed notice if any required as a condition of closure					X
Copy of any maintenance plan referenced in the deed restriction					X



ENVIRONMENTAL & REGULATORY SERVICES DIVISION
BUREAU OF PECFA
P.O. Box 8044
Madison, Wisconsin 53708-8044
TDD #: (608) 264-8777
Fax #: (608) 267-1381
Jim Doyle, Governor
Cory L. Nettles, Secretary

January 3, 2005

Mary Ann Stone
Verizon Communications
19845 N US 31
PO Box 407
Westfield, IN 46074

RE: **Final Closure**

Commerce # 53590-2204-17 **WDNR BRRTS # 03-13-427969**
Verizon Telecommunications, 117 Bristol Street, Sun Prairie

Dear Ms. Stone:

The Wisconsin Department of Commerce (Commerce) has received all items required as conditions for closure of the site referenced above. This case is now listed as "closed" on the Commerce database and will be included on the Wisconsin Department of Natural Resources (WDNR) Geographic Information System (GIS) Registry of Closed Remediation Sites to address residual contamination and via the recorded deed restriction. It is in your best interest to keep all documentation related to the environmental activities that were conducted.

If residual contamination is encountered in the future, it must be managed in accordance with all applicable state and federal regulations. If it is determined that any remaining contamination poses a threat, the case may be reopened and further investigation or remediation may be required.

Thank you for your efforts to bring this case to closure. If you have any questions, please contact me in writing at the letterhead address or by telephone at (608) 261-6543.

Sincerely,

A handwritten signature in black ink that reads "Ralph N. Smith". The signature is written in a cursive, flowing style.

Ralph N. Smith
Hydrogeologist
Site Review Section

cc: David Zbieszkowski -- August Mack Environmental
Case File



ENVIRONMENTAL & REGULATORY SERVICES DIVISION
BUREAU OF PECFA
P.O. Box 8044
Madison, Wisconsin 53708-8044
TDD #: (608) 264-8777
Fax #: (608) 267-1381
Jim Doyle, Governor
Cory L. Nettles, Secretary

July 28, 2004

Mary Ann Stone
Verizon Incorporated
19845 North US 31
PO Box 407
Westfield, IN 46074

RE: **Conditional Case Closure**

Commerce # 53590-2204-17 **WDNR BRRTS # 03-13-427969**
Verizon Telecommunications, 117 Bristol Street, Sun Prairie

Dear Ms. Stone:

The Wisconsin Department of Commerce (Commerce) has reviewed the request for case closure prepared by your consultant, August Mack Environmental, for the site referenced above. It is understood that residual soil contamination remains on-site. Commerce has determined that this site does not pose a significant threat to the environment and human health. No further investigation or remedial action is necessary.

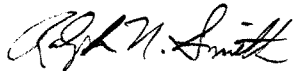
The following condition must be satisfied to obtain final closure:

- Additionally, all of the items required in the GIS Registry packet must be submitted directly to Commerce. The GIS Registry fees in the amount of \$200.00 have been paid to WDNR. Please double-check receipt of all the items required for the GIS Registry packet. Some changes have occurred since June 2004 to the GIS Registry requirements and the format of the checklist. Electronic submittal of the GIS packet is highly suggested. (See the enclosed Checklist of Documents for the GIS Registry packet.
<http://www.dnr.wi.gov/org/aw/rr/archives/pubs/RR688.pdf>)
- In accordance with Comm 47 of the Wisconsin Administrative Code, interest costs incurred because of the responsible party's failure to respond to the Commerce request for information will not be eligible for reimbursement by the PECFA program. Therefore, you must provide Commerce with the requested information regarding the components of the GIS packet by **August 30, 2004**. If you do not comply with this request, PECFA loan interest incurred for the period starting from August 30, 2004 until you provide Commerce with the requested information will not be eligible for PECFA reimbursement (if applicable).

This letter serves as your written notice of "no further action". Timely filing of your final PECFA claim (if applicable) is encouraged. If your claim is not received within 120 days of the date of this letter, interest costs incurred after 60 days of the date of this letter will not be eligible for PECFA reimbursement.

Thank you for your efforts to protect Wisconsin's environment. If you have any questions, please contact me in writing at the letterhead address or by telephone at (608) 261-6543.

Sincerely,

A handwritten signature in black ink, appearing to read "Ralph N. Smith".

Ralph N. Smith
Senior Hydrogeologist
Site Review Section

Enclosure: "Checklist of Documents for GIS Registry Packet"

cc: David Zbieszkowski - August Mack Environmental
Case File



August 08, 2003

Verizon Telecommunications
19845 North US Highway 31
PO Box 407
Westfield, IN 46074

RE: **Closure Denied**

Commerce # 53590-2204-17 **WDNR BRRTS # 03-13-427969**
Verizon Telecommunications, 117 Bristol Street, Sun Prairie

Dear Sir or Madam:

On April 16, 2003, the Wisconsin Department of Commerce (Commerce) received a request for case closure, dated February 26, 2003, prepared by your consultant, August Mack Environmental, Inc. for the site referenced above. Commerce has determined that this case cannot be closed until you provide additional information and address the following concerns:

- Evaluate groundwater for PVOCs + PAH compounds in the vicinity of soil boring locations V-SB-5 and V-SB-4 (See Figure 2) using direct push technology. This is necessary to properly evaluate the groundwater for potential impacts from the former ASTs (above-ground storage tanks) and former UST (underground storage tank). Direct push technology groundwater grab sample methods are more representative for assessment purposes than groundwater grab samples from the excavation bottom. No further soil sampling is necessary.
- Provide a map indicating groundwater flow direction and provide groundwater elevation data. If groundwater contamination is above NR 140 Enforcement Standards, provide a map showing the horizontal extent of contamination, if applicable.
- Provide a bird's eye view map of the site indicating the horizontal extent of each area of contiguous residual soil contamination that exceeds generic or site specific residual contaminant levels.

Thank you for your efforts to protect Wisconsin's environment. If you have any questions, please contact me in writing at the letterhead address or by telephone at (608) 261-6543.

Sincerely,

A handwritten signature in black ink, appearing to read 'Ralph N. Smith'.

Ralph N. Smith
Hydrogeologist
Site Review Section

cc: David Zbieszkowski -- August Mack Environmental, Inc.
Case File

Document Number:

DEED RESTRICTION

DANE COUNTY
REGISTER OF DEEDS

DOCUMENT #
3920261

05/27/2004 05:03:13PM

Trans. Fee:
Exempt #:

Rec. Fee: 13.00
Pages: 2

003162

Declaration of Restrictions

All of Lot Five (5) and part of Lot Six (6), Block Five (5), Original Plat of the Village of Sun Prairie, in the City of Sun Prairie, Dane County, Wisconsin, described more fully as follows: Beginning at an iron stake on the Easterly line of said Lot 6, 1.0 foot Northerly from the Southeast corner of said Lot; thence North 19° 15' East, 56.75 feet to an iron stake that is located 105 feet Easterly of the West line of said Lot 6, said 105 feet being measured parallel to the North line of said Lot 6; thence Easterly on an extension of the Southwest line of Lot 5, 21.2 feet to an iron stake; thence Northerly and parallel to the Westerly line of Lot 5, 49.8 feet to an Iron stake on the Northerly line of said Lot 6; thence Easterly along the said Northerly line of Lot 6, 11 feet to the Northwest of Lot 5; thence Southerly 49.8 feet; thence Easterly along the Southerly line of Lot 5, 79.2 feet to the Southeast corner of said lot; thence Southerly along the Easterly line of Lot 5, 56.75 feet to the point of beginning.

Recording Area

Name and Return Address

Ms. Mary Ann Stone
Verizon North, Inc.
19845 US 31 North
Westfield, Indiana 46074

282-0811-054-3596-2

Parcel Identification Number

Also described as follows: Lot Five (5) and part of Lot Six (6), Block Five (5), Original Plat of the Village of Sun Prairie, Wisconsin, described as follows: Beginning at the Southeast corner of said lot; thence North 57.75 feet to the Southeast corner of Lot 5, Block 5; thence West parallel to the North line of said Lot 6, and 50.0 feet there from to a point 105.0 feet East of the West line said lot; thence South 19° 15' West, 57.8 feet to the South line of said lot; thence East 104.88 feet to the point of beginning; EXCEPT the Southerly one foot thereof.

STATE OF WISCONSIN

COUNTY OF DANE

WHEREAS, Verizon North, Inc. is the owner of the above described property.

WHEREAS, one or more petroleum discharges have occurred on this property, and as of November 11, 2001 when soil samples were collected on this property. Petroleum-contaminated soil remained on this property at the following location: the north central portion of the property approximately fifteen (15) feet south of the northern property boundary and eighty (80) feet west of the east property boundary. See Figure 2 for detailed residual contamination location.

WHEREAS, it is the desire and intention of the property owner to impose on the property restrictions which will make it unnecessary to conduct further soil remediation activities on the property at the present time.

NOW THEREFORE, the owner hereby declares that all of the property described above is held and shall be held, conveyed or encumbered, leased, rented, used, occupied and improved subject to the following limitation and restrictions:

The Verizon facility building addition that existed on the above-described property on the date that this restriction was signed forms a barrier that must be maintained in order to prevent direct contact with residual soil contamination that might otherwise pose a threat to human health. This structure is also required in order to minimize the infiltration of water and prevent additional groundwater contamination that would violate the groundwater quality standards in ch. NR 140, Wis. Adm. Code. The Verizon building addition shall be maintained on the above-described property in the locations shown on the attached map, labeled "Figure 2" unless another barrier, with an infiltration rate of 10^{-7} cm/sec or less, is installed and maintained in their place. The

2/12

existing structures, and any replacement barrier with an infiltration rate of 10^7 cm/sec or less, shall be maintained on the above-described property in compliance with a WDNR approved Maintenance Plan. Dino Tsois of the WDNR directed August Mack Environmental to include a short Maintenance Plan in the Deed Restriction, since the Verizon facility is a building and not an engineered cap. The following is the brief Maintenance Plan developed by August Mack:

Verizon will perform the following maintenance duties to ensure that the cap structure will retain its integrity in protecting the impacted soil from water infiltration and direct human contact. The exterior of the building is constructed of pre-fabricated concrete walls, which needs to be maintained by ensuring that cracks are filled. The roof of the facility is a rubber membrane that is mechanically attached. Routine inspections need to be performed on it to ensure that leakage does not become a problem. The concrete floor of the facility will also need to be maintained to ensure that water does not infiltrate through the impacted soil. If cracks develop in the floor of the facility they will be repaired according to the building engineers specifications.

In addition, the following activities are prohibited on any portion of the above-described property where an impervious has been placed or where impervious surfaces exist for the are in Figure 2, unless prior written approval has been obtained from the Wisconsin Department of Natural Resources or its successor or assign: (1) Excavating or grading of the land surface; (2) Filling on capped areas and areas with impervious surfaces; (3) Plowing for agricultural cultivation; and (4) Construction or installation of a building or other structure with a foundation that would sit on or be placed within the cap or impervious surface.

This restriction is hereby declared to be a covenant running with the land and shall be fully binding upon all persons acquiring the above-described property whether by descent, devise, purchase, or otherwise. This restriction inures to the benefit of and is enforceable by the Wisconsin Department of Natural Resources, its successors or assigns. The Department, its successors or assigns, may initiate proceedings at law or in equity against any person or persons who violate or are proposing to violate this covenant, to prevent the proposed violation or to recover damages for such violation.

Any person who is or becomes owner of the property described above may request that the Wisconsin Department of Natural Resources or its successor issue a determination that one or more of the restrictions set forth in this covenant is no longer required. Upon the receipt of such a request, the Wisconsin Department of Natural Resources shall determine whether or not the restrictions contained herein can be extinguished. If the Department determines that the restrictions can be extinguished, an affidavit, attached to a copy of the Department's written determination, may be recorded by the property owner or other interested party to give notice that this deed restriction, or portions of this deed restriction, are no longer binding.

By signing this document, Mary Ann Stone asserts that he or she is duly authorized to sign this document on behalf of Verizon North, Inc.

IN WITNESS WHEREOF, the owner of the property has executed this Declaration of Restrictions, this 13th day of May, 2004.

Signature: Mary Ann Stone
Printed Name: MARY ANN STONE

Subscribed and sworn to before me
this 13th day of May, 2004.

Barbara A. Prue
Notary Public, State of INDIANA
My commission MAY 21, 2008

This document was drafted by: August Mack Environmental, Inc. for Verizon North, Inc.

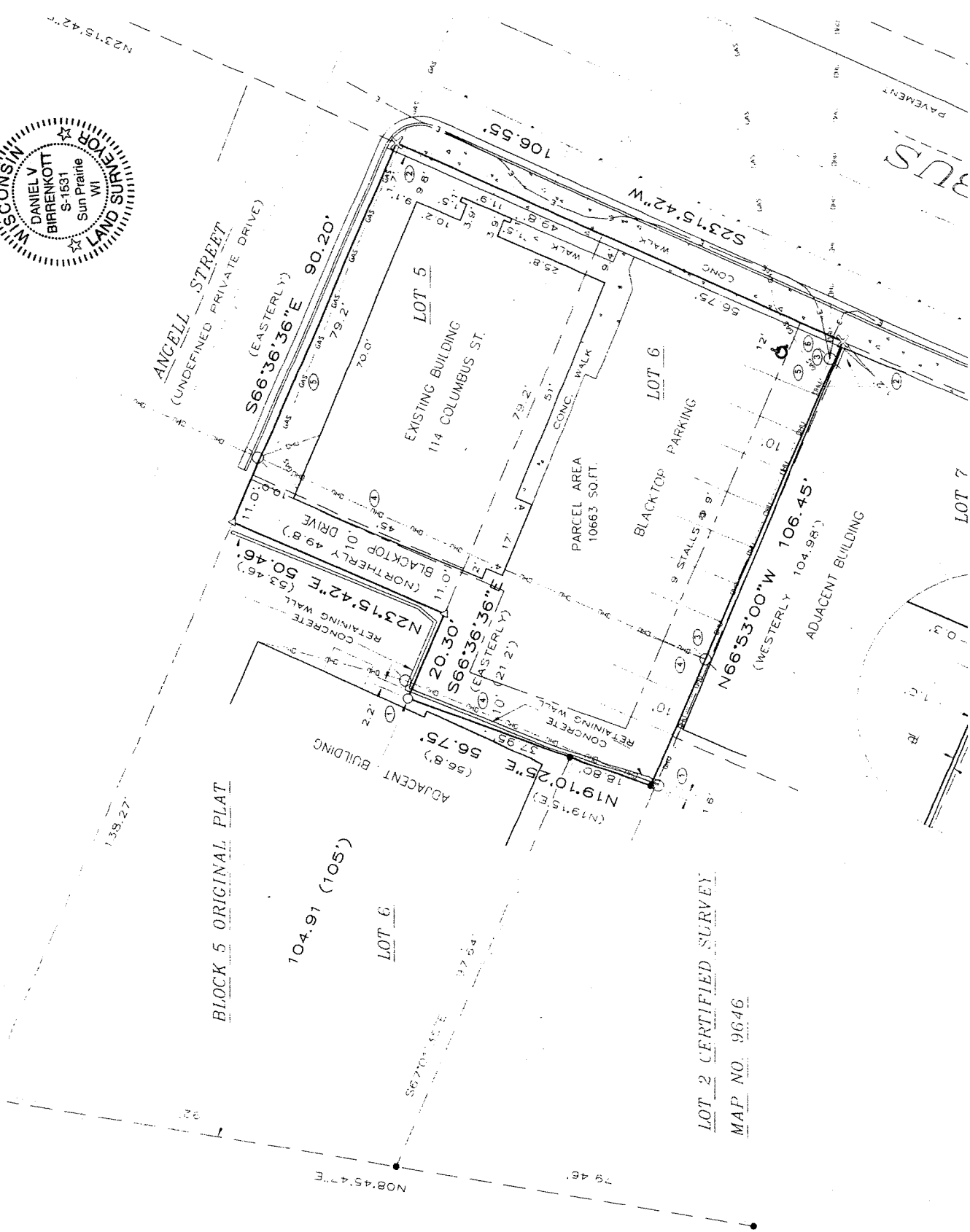


104.91 (105')

LOT 6

LOT 2 CERTIFIED SURVEY.

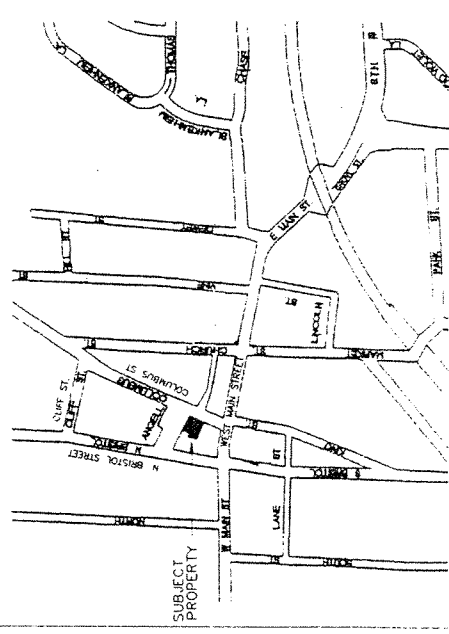
MAP NO. 9646



STREET

LEGEND:

- = 1" x 24" IRON PIPE SET.
- 1.13 Lb/Ft Min Wt
- ✕ = FOUND "X" IN CONCRETE
- ✕ = SET CHISELED "X" IN CONCRETE
- △ = PK NAIL SET
- = IRON PIPE FOUND
- = WATER MAIN
- = GAS MAIN
- = UNDERGROUND ELECTRIC LINE
- = POWER POLE
- = OVERHEAD UTILITIES
- = BUILDING SETBACK LINE



DESCRIPTION OF RECORD: (Per First American Title Insurance Co. Commitment No. 03023872-630)

All of Lot Five (5) and part of Lot Six (6), Block Five (5), Original Plat of the Village of Sun Prairie, in the City of Sun Prairie, Dane County, Wisconsin, described more fully as follows: Beginning at an iron stake on the Easterly line of said Lot 6, 1.0 foot Northerly from the Southeast corner of said Lot; thence Westerly parallel to the Southerly line of said Lot and located 105 feet Easterly of the West line of said Lot 6, said 105 feet being measured parallel to the North line of said Lot 6; thence Easterly on an extension of the Southwest line of Lot 5, 21.2 feet to an iron stake, thence Northerly and parallel to the Westerly line of Lot 5, 49.8 feet to an iron stake on the Northerly line of said Lot 6; thence Easterly along the said Northerly line of Lot 6, 11 feet to the Northwest corner of Lot 5; thence Southerly 49.8 feet; thence Easterly along the Southerly line of Lot 5, 79.2 feet to the Southeast corner of said Lot; thence Southerly along the Easterly line of Lot 6, 56.75 feet to the point of beginning.

Also described as follows: Lot Five (5) and part of Lot Six (6), Block Five (5), Original Plat of the Village of Sun Prairie, in the City of Sun Prairie, Dane County, Wisconsin, described as follows: Beginning at the North corner of Lot 5, Block 5; thence Northwesterly along the Northerly line of said Lot 5, 11.0 feet; thence Southerly parallel to the Northwesterly line of said Lot 5, 53.46 feet; thence Easterly to the Westerly corner of said Lot 5; thence Northeasterly to the point of beginning.

Part of Lot Six (6), Block Five (5), Original Plat of the Village of Sun Prairie, in the City of Sun Prairie, Dane County, Wisconsin, described as follows: Beginning at the Southeast corner of said Lot; thence North 57.75 feet to the Southeast corner of Lot 5, Block 5; thence West parallel to the North line of said Lot 6, and 50.0 feet therefrom to a point 105.0 feet East of the West line of said Lot; thence South 19'15" West, 57.8 feet to the South line of said Lot; thence East 104.98 feet to the point of beginning; EXCEPT the Southerly one foot thereof.

Tax Parcel No. 282-0811-054-3596-2

DESCRIPTION:

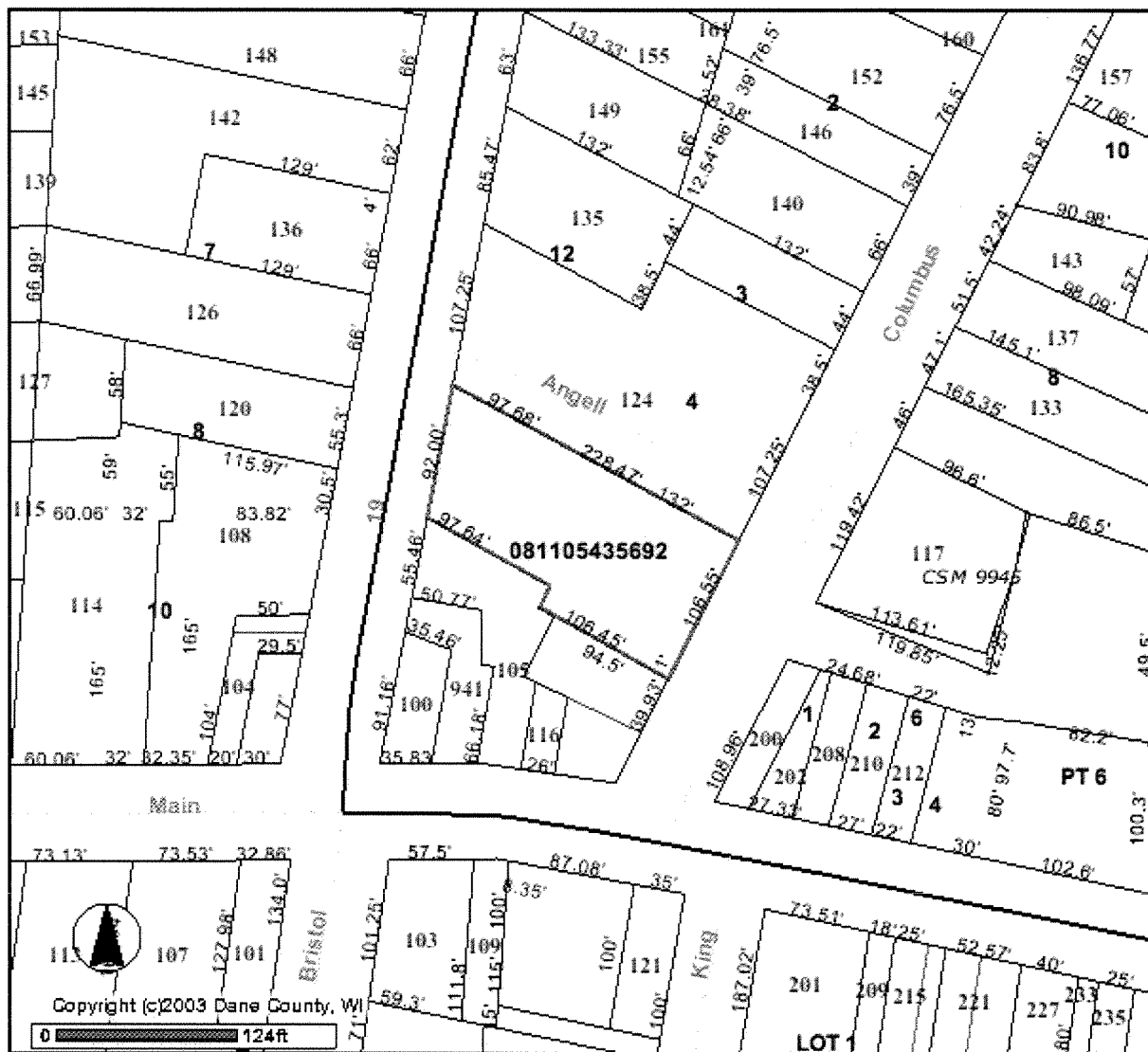
Lot 5 and part of Lot 6, Block 5, Original Plat of the Village of Sun Prairie, in the City of Sun Prairie, Dane County, Wisconsin, described as follows: Beginning at a Chiseled "X" found in concrete walk, 1 foot northeasterly of the Southeast corner of said Lot 5. Thence N66°53'00"W, 106.45 feet; Thence N19°10'25"E, 56.75 feet; Thence S66°36'36"E, 20.30 feet; Thence N23°15'42"E, 50.46 feet; Thence S66°36'36"E along the Northwesterly extension of the Northeasterly line of said Lot 5 and said Northeasterly line, 90.20 feet to the Northwesterly right-of-way line of Columbus Street; Thence S23°15'42"W along said right-of-way, 106.55 feet to the point of beginning. Said parcel contains 10,663 square feet.

NOTES:

- 1) THIS SURVEY IS SUBJECT TO ANY AND ALL EASEMENTS AND AGREEMENTS, RECORDED AND UNRECORDED.
- 2) THE DISTURBANCE OF A SURVEY STAKE BY ANYONE IS IN VIOLATION OF SECTION 236.32 OF THE WISCONSIN STATUTES.
- 3) WETLANDS, IF PRESENT, HAVE NOT BEEN DELINEATED.
- 4) BURIED PRIVATE UTILITIES MAY EXIST BUT WERE NOT OBSERVED.
- 5) NO POLES OR BURIED CABLES TO BE PLACED ON ANY LOT LINE OR CORNER.
- 6) THIS PROPERTY IS CURRENTLY ZONED CC, CENTRAL COMMERCIAL. BUILDING SETBACKS - FRONT OR STREET 0 FEET - SIDE 0 FEET - REAR 10 FEET ALSO MIN. 10 FOOT SEPARATION BETWEEN BUILDINGS
- 7) UTILITIES HAVE BEEN LOCATED PER FIELD OBSERVATIONS DIGGER'S HOTLINE TICKET #6853312, DATED 11/29/00.
- 8) THIS PROPERTY LIES IN FLOOD ZONE "X" UNSHADED. AREAS DETERMINED TO BE OUTSIDE 500 YEAR FLOOD PLAIN). PER FIRM COMMUNITY PANEL NUMBER 550573 0002 B, JAN 17, 1991
- 9) PARKING STALLS - 9 REGULAR AND 1 HANDICAP

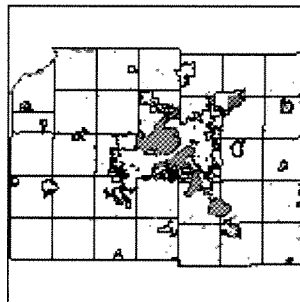
Dane County DCiMap

Print Close



2000 Roads

- Local Roads
- County Highways
- State Highways
- Interstate
- US Highways
- On/Off Ramps
- Parcels
- Ownership Boundaries
- Plat Text
- Acreage Text
- Hydrology
- Lot Number Text
- Municipality Boundaries
- 1995 Hydrology
- Open Water



DISCLAIMER

This map was prepared using the Dane County DCiMap online geographic information system. All information is believed accurate but is NOT guaranteed to be without error. This map and its underlying data is intended to be used as a general index to land related information and is not intended for detailed, site-specific analysis. Dane County GIS datasets used to produce this map are copyrighted.

AccessDane

geographic and land information

Welcome

Public Access | Public Agency Access | Subscription Access |

Tuesday, September
[Return to Previous](#)**Parcel Number - 282/0811-054-3569-2****Parcel Status:** Active Parcel[Show Map](#)

Parcel information updated on Tuesday, September 14, 2004 unless otherwise noted.

Parcel Information

Municipality CITY OF SUN PRAIRIE
State Municipality Code 282
Township 08
Township Direction N
Range 11
Range Direction E
Section 05
Quarter SE
Quarter-Quarter SW
Plat Name CSM 10169
Lot/Outlot/Unit LOT 1
Block/Building

Zoning Information

Contact your local city or village office for municipal zoning information.

Owner Name and Address

Owner Status CURRENT OWNER
Name GENERAL TELE CO OF WI
Property Address PO BOX 407
City State Zip WESTFIELD, IN 46074
Country USA



- Show Name? Click here to opt-out.

Owner Status CURRENT CO-OWNER
Name VERIZON NORTH INC
Property Address 15601 DALLAS PKWY 400
City State Zip DALLAS, TX 75001
Country USA



- Show Name? Click here to opt-out.

Parcel Address

Primary Address 114 COLUMBUS ST

Valuation Information

Assessment Year	2004
Valuation Classification	X2
Assessment Acres	0
Land Value	\$0.00
Improved Value	\$0.00
Total Value	\$0.00
Valuation Date	05/11/2004 11/17

[About Annual Assessments](#)**Tax Information**

No tax information available

District Information

Type	State Code	Description
SCHOOL DISTRICT	5656	SUN PRAIRIE SCHOOL DI
TECHNICAL COLLEGE	0400	MADISON TECH COLLEGI
OTHER DISTRICT	5508 -	TIF 08

Tax Property Description

For a complete legal description, see the recorded document
 LOT 1 CSM 10169 CS59/256&258-9/11/2001 F/K/A ORIGINAL PL/
 BLOCK 5 LOT 5 & PRT LOT 6 DESCR AS SEC 5-8-11 PRT
 SW1/4SE1/4 (0.486 ACRES)

Recorded Documents

Doc.Type	Date Recorded	Doc. Number	Volume	P
WD	03/12/2001	3295597	D723	3.
			D613	2.

[Document Types and their Abbreviations](#)[Document Types and their Definitions](#)

- For questions on property and assessment information, contact [Real Property Listing](#)
- For questions on zoning information, contact the [Division of Zoning](#)

Billing Address

Attention C/O STAUBACH
Street 15601 DALLAS PKWY UNIT 400
City State Zip DALLAS, TX 75001
Country USA

- For questions on tax information, contact the [Treasurer's Office](#)
- For questions on real property transactions and Recordings, contact the [Register of Deeds Office](#)









[Back to Parcel Search Page](#)

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Copyright 2001 Dane County Land Information Office
210 Martin Luther King Jr. Blvd
City-County Bldg, Room 520
Madison, WI 53703
Email - accessdane@co.dane.wi.us

Map Legend

Closed Remediation Sites:

- contaminated groundwater 
- contaminated soil 
- groundwater, soil contaminated 
- Offsource, contaminated properties 
- Counties 
- Interstate/US/State Highways 
- River/Streams/Openwater 
- Cities, Towns, Villages 

☒ Center / Pan /  WTM91 coordinates

☐ Zoom_In

☐ Zoom_Out

☐ Identify

Or select a county

Or select city/town/village


Enter a

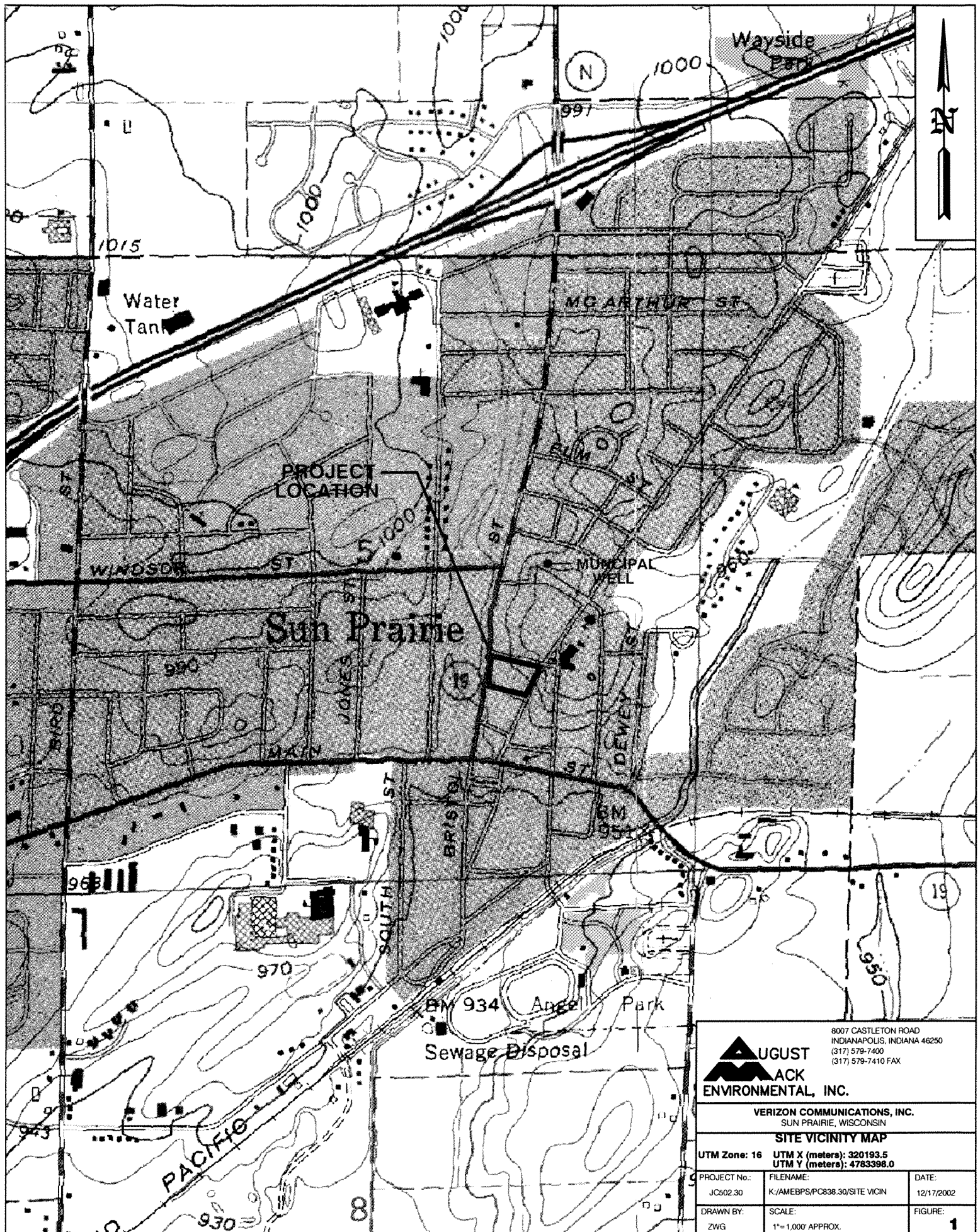
☐ county or a

☒ city / village name to find:



[Please read the documentation for more information.](#)

 WTM coordinates: 583953, 301536



8007 CASTLETON ROAD
INDIANAPOLIS, INDIANA 46250
(317) 579-7400
(317) 579-7410 FAX

**AUGUST
ACK
ENVIRONMENTAL, INC.**

VERIZON COMMUNICATIONS, INC.
SUN PRAIRIE, WISCONSIN

SITE VICINITY MAP

UTM Zone: 16 UTM X (meters): 320193.5
UTM Y (meters): 4783398.0

PROJECT No:	FILENAME:	DATE:
JCS02.30	K:/AMEBPS/PC838.30/SITE VICIN	12/17/2002
DRAWN BY:	SCALE:	FIGURE:
ZWG	1"= 1,000' APPROX.	1

BRISTOL STREET

ANGELL STREET

FIBER OPTIC VAULT

EXISTING VERIZON
C.O. BUILDING

FORMER AST
FORMER UST/
AST LOCATION

EXTENT OF IMPACT

EXTENT OF IMPACT

EXCAVATION LIMITS

GROUNDWATER FLOW DIRECTION

77.00

78.00

79.00

80.00

81.00

81.01

81.62

V-SB-6

V-SB-5

V-SB-4

SB-VSP-5

SB-VSP-4

SB-VSP-3

SB-VSP-2

V-SB-1

V-SB-2

V-SB-3

V-SB-4

V-SB-5

V-SB-6

V-SB-7

V-SB-8

V-SB-9

V-SB-10

V-SB-11

V-SB-12

V-SB-13

V-SB-14

V-SB-15

V-SB-16

V-SB-17

V-SB-18

V-SB-19

V-SB-20

V-SB-21

V-SB-22

V-SB-23

V-SB-24

V-SB-25

V-SB-26

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V-SB-43

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V-SB-47

V-SB-48

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V-SB-61

V-SB-62

V-SB-63

V-SB-64

V-SB-65

V-SB-66

V-SB-67

V-SB-68

V-SB-69

V-SB-70

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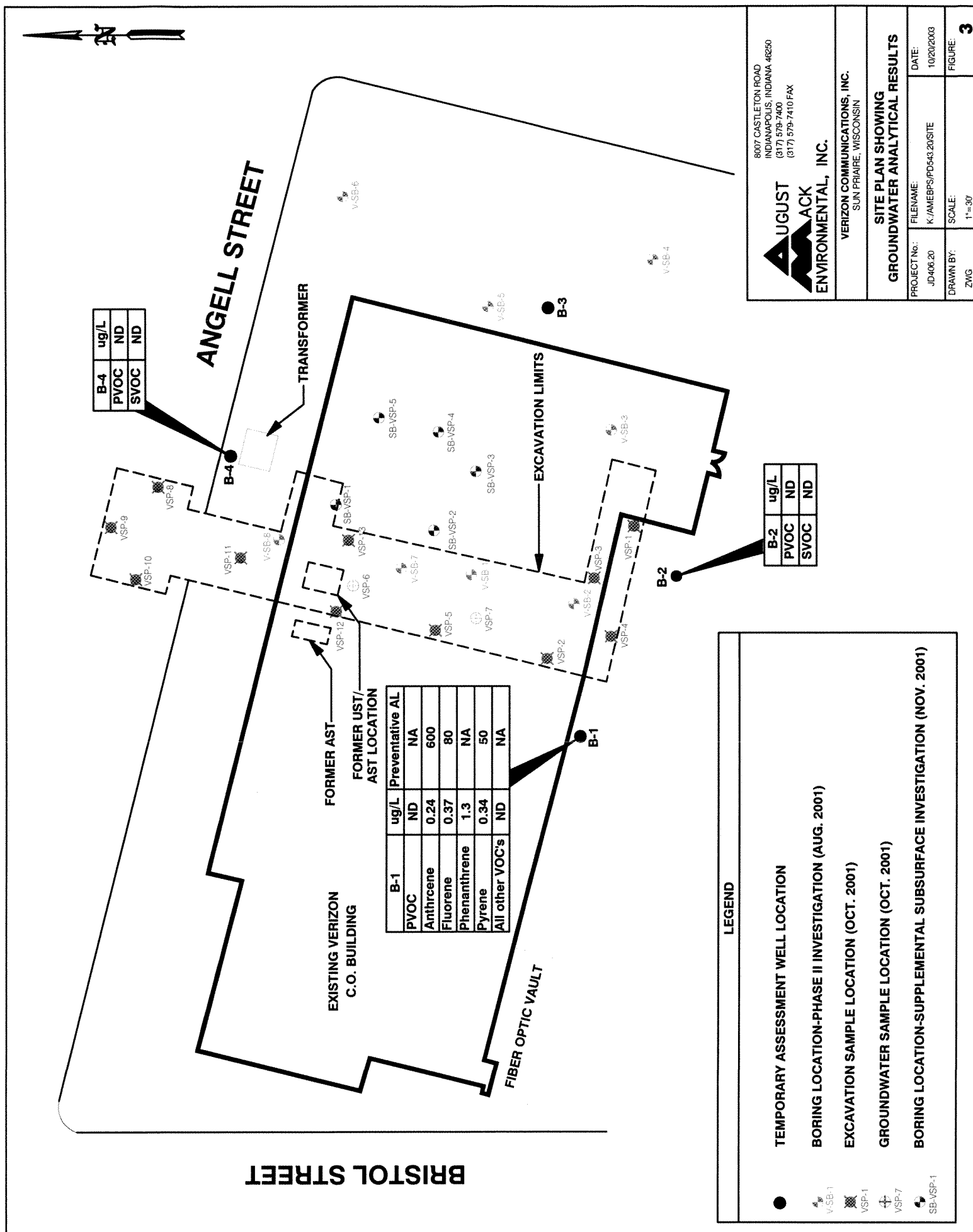
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V-SB-254

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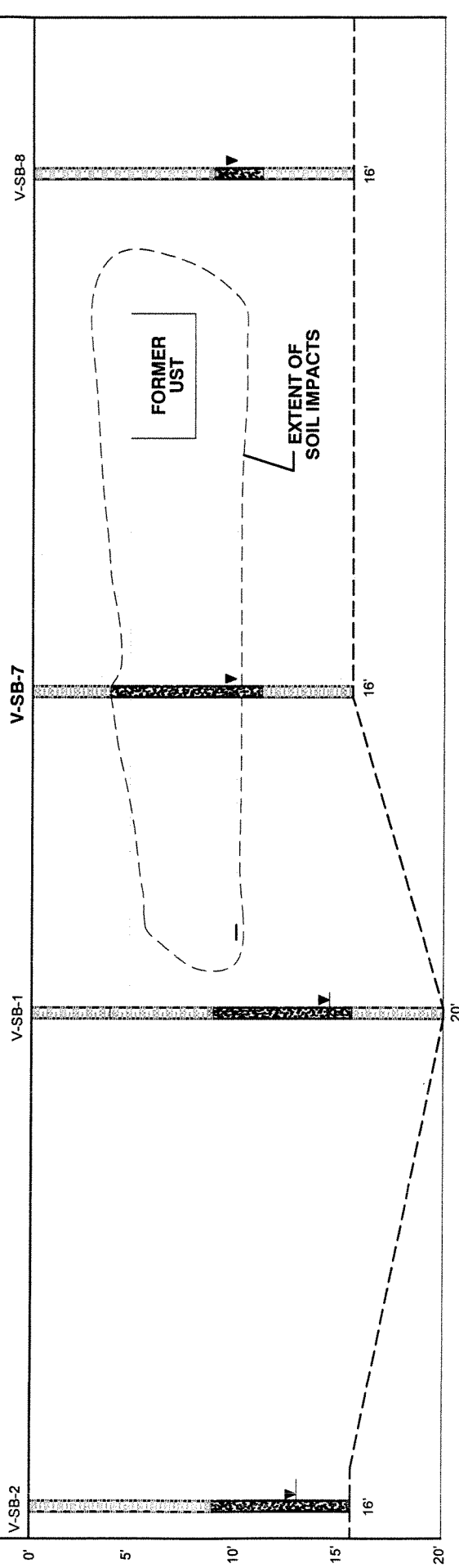
V-SB-256

V-SB-257



A-south

north-A'



CLAY



SAND/SAND & GRAVEL

LEGEND	
	GROUNDWATER LEVEL
	SOIL SAMPLING LOCATION

VERTICAL SCALE: 1" = 5.0'
HORIZONTAL SCALE: 1" = 5.0'

8007 CASTLETON ROAD
INDIANAPOLIS, INDIANA 46250
(317) 525-1500
(317) 579-7410 FAX



VERIZON COMMUNICATIONS, INC.
SUN PRAIRIE, WISCONSIN

PRE-REMEDIATION CROSS SECTION A-A' BORINGS COMPLETED ON 8/29/01			
PROJECT No.	FILENAME	DATE	
JC502.30	K:\AMEB\SPC08\30CROSSA	12/16/2002	
DRAWN BY	SCALE	FIGURE	
ZWG	AS SHOWN	4	

Table 1

Soil Analytical Results: Pre-Remediation Phase II Investigation (Samples Collected on 8-29-01)
Verizon- Sun Prairie, Wisconsin

Sample Locations and Concentrations (mg/Kg)										
PARAMETER	V-1	V-2	V-3	V-4	V-5	V-6	V-7	RCL's		
Benzo (a) anthracene	0.00642	0.00713	<0.0046	<0.00267	<0.00465	<0.00548	<0.00446	3.9		
Benzo (a) pyrene	0.00634	0.0061	<0.00258	<0.00315	<0.00261	<0.00307	<0.0025	0.39		
Benzo (b) fluoranthene	0.00838	0.0111	<0.00235	0.0041	<0.00238	<0.00281	<0.00229	3.9		
Benzo (k) fluoranthene	0.00692	0.00439	<0.00325	<0.00397	<0.00329	<0.00388	<0.00316	39		
Benzo (g,h,i) perylene	0.00924	0.00952	<0.00235	0.00456	<0.00238	0.00198	<0.00229	39		
Chrysene	<0.00906	0.0111	<0.00258	<0.00315	<0.00261	<0.00307	<0.0025	390		
Dibenzo (a,h) anthracene	<0.00211	0.0111	<0.00157	<0.00192	<0.00159	<0.00187	<0.00152	0.39		
Fluoranthene	<0.0151	0.0181	<0.00112	0.00778	0.00196	0.00336	<0.00109	40,000		
Fluorene	0.0736	<0.00224	<0.00224	<0.00274	<0.00227	<0.00267	0.108	40,000		
Indeno (1,2,3-c,d) pyrene	0.00684	0.0074	<0.00179	0.00436	<0.00182	<0.00214	<0.00174	3.9		
1-Methyl Naphthalene	0.378	<0.00392	<0.00392	<0.00479	<0.00397	<0.00468	0.726	70,000		
2-Methyl Naphthalene	0.458	<0.00459	<0.0046	<0.00562	<0.00465	<0.00548	0.915	40,000		
Naphthalene	0.0285	<0.00179	<0.00179	<0.00219	<0.0182	<0.00214	0.0235	110 (2.7)		
Phenanthrene	0.00347	0.0114	<0.00258	0.00564	0.00284	0.00394	0.249	390		
Pyrene	0.00151	0.0142	<0.00112	<0.00137	<0.00114	<0.00134	<0.00109	30,000		
1,2,4-Trimethylbenzene	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	0.683	83		
1,3,5-Trimethylbenzene	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	0.798	11		
Diesel Range Organics (DRO)	38.2	<5.60	<5.61	<6.85	<5.68	<6.68	216	100		
Gasoline Range Organics (GRO)	50.2	<5.60	<5.61	<6.85	<5.68	<6.68	101	100		
Total Lead	19.2	2.68	2.89	9.07	5.22	8.61	2.29	500		

BOLD: Indicates parameter exceeded WDNR enforcement levels

NL: No RCL listed for the parameter by the WDNR

Italicized RCL: Soil Screening Levels (SSLs) as per NR 746

Note: No BTEX or MTBE detected in soil samples

Table 2

Soil Analytical Results - Excavation Sampling (collected on 9-24-01 through 10-29-01)
Verizon - Sun Prairie, Wisconsin

Sample Locations and Concentrations (mg/Kg)											
PARAMETER	VSP-1	VSP-2	VSP-3	VSP-4	VSP-5	VSP-11	VSP-12	VSP-13	RCL's		
Acenaphthylene	<0.00508	<0.00518	0.0292	<0.00572	<2.23	0.0729	0.74	<0.00533	360		
Anthracene	<0.00108	0.0714	0.0292	0.00818	1.03	<0.00106	<0.0011	<0.00114	300,000		
Benzo (a) pyrene	<0.00248	<0.00253	<0.0024	0.0133	<0.0273	<0.00244	<0.00253	<0.00261	0.39		
Benzo (a) fluoranthene	<0.00227	<0.00231	<0.00219	0.00608	<0.0249	<0.00223	<0.00231	<0.00238	3.9		
Fluorathene	<0.00108	<0.0011	<0.00104	0.00933	<0.0119	<0.00106	<0.0011	<0.00114	40,000		
Fluorene	<0.00216	0.561	0.15	0.0456	2.02	0.242	0.955	0.0704	40,000		
1-Methyl Naphthalene	<0.00378	6.83	0.602	0.162	24.7	17.7	9.63	0.0695	70,000		
2-Methyl Naphthalene	<0.00443	8.5	0.127	0.178	32.8	24.5	12.8	0.0739	40,000		
Naphthalene	<0.00173	1.55	0.00647	0.0371	8.71	0.25	2.11	<0.00182	110 (2.7)		
Phenanthrene	<0.00248	1.03	0.284	0.0614	3.76	5.25	1.78	0.161	390		
Pyrene	<0.00108	0.0587	0.0246	0.018	0.299	<0.00106	0.121	<0.00114	30,000		
Ethylbenzene	<0.025	2.75	<0.025	0.0462	5.24	1.31	<1.00	<0.4	2.9 (4.6)		
1,2,4-Trimethylbenzene	<0.025	35.6	0.535	1.22	62.2	<0.2	40.7	<0.4	83		
1,3,5-Trimethylbenzene	<0.025	20.7	0.537	0.59	38.3	<0.2	28.9	<0.4	11		
Total Xylenes	<0.025	3.65	<0.025	0.579	18.88	1.28	13.12	<0.4	4.1 (42)		
Diesel Range Organics (DRO)	6.7	3,750	714	545	10,400	1,540	6,310	1,930	100		
Gasoline Range Organics (GRO)	<5.40	1,530	85.3	31.7	2,610	571	1,640	417	100		
Total Lead	2.45	3.99	1.92	11.3	1.09	8.8	1.93	2.74	500		

Note: 1) VSP-6 and VSP-7 = groundwater samples;

2) VSP-8, VSP-9, VSP-10 had no parameter concentrations above detection limits;

3) benzene, toluene, and MTBE not detected in samples.

BOLD: Indicates parameter exceeded WDNR enforcement levels

NL: No RCL listed for the parameter by the WDNR

Italic RCL: Soil Screening Levels (SSLs) as per NR 746

Table 3
Groundwater Analytical Results-Remediation (Collected On 10-12-01)
Verizon-Sun Prairie, Wisconsin

Sample Locations and Concentrations (ug/L)						
PARAMETER	VSP-6	VSP-7	VSP-6B	VSP-7B	ESLs	PALs
n-Butylbenzene	<0.24	2.66	NA	NA	NL	NL
sec-Butylbenzene	2.46	1.89	NA	NA	NL	NL
tert-Butylbenzene	<0.18	0.724	NA	NA	NL	NL
Ethylbenzene	0.853j	0.681,	NA	NA	700	140
Isopropylbenzene	<0.17	0.382	NA	NA	NL	NL
p-Isopropyltoluene	1.87	1.03	NA	NA	NL	NL
Methylene Chloride	0.955j/csh	0.894j/csh	NA	NA	5	0.5
Napthalene	5.3	3.53	NA	NA	40	8
n-Propylbenzene	0.644	1.13	NA	NA	NL	NL
Toluene	0.479j	0.55j	NA	NA	1000	200
1,2,4-Trimethylbenzene	2.78	1.97	NA	NA	480 (Total)	96 (Total)
1,3,5-Trimethylbenzene	<0.17	0.982	NA	NA		
Total Xylenes	1.883j	1.652j	NA	NA	10,000	1,000
Fluoranthene	<0.03	NA	0.332	0.297	400	80
Fluorene	2.42	NA	<0.11	<0.11	400	80
Phenanthrene	9.62	NA	0.346	0.698	NL	NL
Pyrene	2.68	NA	0.154	0.213	250	50
Diesel Range Organics (DRO)	13,400	16,100	NA	NA	NL	NL
Gasoline Range Organics (GRO)	2780	1580	NA	NA	NL	NL
Total Lead	2.34j	3.13j	NA	NA	15	1.5

NA: Not Analyzed

NL: No RCLs Listed By The WDNR

ESL: Enforcement Standard Limits for groundwater found in ch. NR 140

PAL: Preventative Action Level for groundwater found in ch. NR 140

"j" = Estimated concentration below laboratory quantitation limit

"csh": Calibration check standard for analyte was biased high

Table 4
Soil Analytical Results - Post-Remediation: Supplemental Phase II (Samples collected on 11-9-01)
Verizon - Sun Prairie, Wisconsin

Sample Locations and Concentrations (mg/Kg)						
PARAMETER	SB-VSP-1	SB-VSP-2	SB-VSP-3	SB-VSP-4	SB-VSP-5	RCL's
Acenaphthene	<0.00522	0.109	<0.00502	<0.00519	<0.00529	60,000
Anthracene	0.0216	0.194	0.00988	<0.0011	<0.00112	300,000
Benzo (a) anthracene	<0.00456	0.0129	0.0307	<0.00453	<0.00461	3.9
Benzo (a) pyrene	<0.00256	<0.00251	0.0362	<0.00254	<0.00259	0.39
Benzo (b) fluoranthene	<0.00233	<0.00229	0.0494	<0.00232	<0.00236	3.9
Benzo (k) fluoranthene	<0.00322	<0.00317	0.0152	<0.0032	<0.00326	39
Benzo (g,h,i) perylene	<0.00233	<0.00229	0.0314	<0.00232	<0.00236	39
Chrysene	0.00464	0.0216	0.0486	<0.00254	<0.00259	390
Dibenzo (a,h) anthracene	<0.00156	<0.00153	0.00684	<0.00155	<0.00157	0.39
Fluoranthene	<0.00111	<0.00109	0.168	<0.0011	<0.00112	40,000
Fluorene	0.00233	0.24	0.00271	<0.00221	<0.00225	40,000
Indeno (1,2,3-c,d) pyrene	<0.00178	<0.00175	0.0348	<0.00177	<0.0018	3.9
1-Methyl Napthalene	<0.00389	2.18	<0.00374	<0.00386	<0.00394	70,000
2-Methyl Napthalene	<0.00456	2.1	<0.00438	<0.00453	<0.00461	40,000
Napthalene	<0.00178	0.183	<0.00171	<0.00177	<0.0018	110 (2.7)
Phenanthrene	0.0331	0.573	0.0381	<0.00254	<0.00259	390
Pyrene	0.00489	0.0348	0.0819	<0.0011	<0.00112	30,000
Ethylbenzene	<0.025	2.52	<0.025	<0.025	<0.025	2.9 (4.6)
1,2,4-Trimethylbenzene	<0.025	19.6	<0.025	<0.025	<0.025	83
1,3,5-Trimethylbenzene	<0.025	10.8	<0.025	<0.025	<0.025	11
Total Xylenes	0.323	11.15	<0.025	<0.025	<0.025	4.1 (42)
Diesel Range Organics (DRO)	387	1,660	14.7	<5.52	<5.62	100
Gasoline Range Organics (GRO)	48.7	278	<5.34	<5.52	<5.62	100
Total Lead	2.42	2.09	4.39	3.59	3.05	500

No benzene, toluene, and MTBE detected in samples.

BOLD: Indicates parameter exceeded WDNR enforcement levels

NL: No RCL listed for the parameter by the WDNR

Italic RCL: Soil Screening Levels (SSLs) as per NR 746



AUGUST MACK ENVIRONMENTAL INC.
8007 CASTLETON ROAD
INDIANAPOLIS, INDIANA 46250
(317) 579-7400
(317) 579-7410 FAX

November 3, 2003

Mr. Ralph N. Smith
Hydrogeologist
Site Review Section
Environmental & Regulatory Services Division
Wisconsin Department of Commerce
Madison, Wisconsin 52708-8044

**Re: *Groundwater Investigation
Verizon Communications, Inc.
117 Bristol Street
Sun Prairie, Wisconsin
WDNR BRRTS #03-13-427969
August Mack Project Number JD406.20***

Dear Mr. Smith:

August Mack Environmental, Inc. (August Mack) has completed a groundwater investigation at the above referenced facility. The purpose of this groundwater investigation was to obtain additional groundwater data in support of site closure per the Wisconsin Department of Commerce (Commerce) correspondence dated August 8, 2003 which is included as Attachment A. The scope of work included advancing four (4) direct-push soil borings for the purpose of installing four (4) temporary assessment wells, collecting groundwater samples from each of the wells, and measuring relative groundwater elevations to determine the groundwater flow direction.

BACKGROUND

The Verizon facility is located at 117 Bristol Street in central Sun Prairie, Wisconsin. The property currently consists of a Verizon Communications building and surrounded by grassy areas and asphalt. A Site Plan is provided as Figure 1 in Appendix A. The site is bounded by a tavern to the south and Bristol Street to the west. An asphalt drive and parking area are present immediately north of the main parcel, and Angell Street forms the northern border.

Verizon began planning an addition onto the eastern portion of the existing building in Spring 2001. A geotechnical engineering firm contracted by Verizon to assess the soil properties in the area of the proposed addition identified potential petroleum contamination on the property associated with former UST and AST operations. Verizon investigated the site and discovered the presence of petroleum impacts above Wisconsin Department of Natural Resources (WDNR) soil standards. Verizon removed and properly disposed of 793 tons of petroleum impacted soil



which was located immediately east of the existing building on-site. Based on confirmation sampling conducted around the excavation, all impacted soil was removed except for a limited area beneath the building foundation. In addition, groundwater samples collected from within the excavation revealed no petroleum constituents above applicable WDNR Enforcement Standards. An additional investigation conducted after the excavation activities also revealed that the impacted soils were removed, except for one soil sample location that contained a xylene concentration slightly above the above the WDNR Residual Contaminant Levels (RCLs). The extent of soil impacts at the site is shown on Figure 1.

Since completion of these investigation and remediation activities, Verizon has completed the addition to the building, which now covers the excavated area. On April 16, 2003, August Mack submitted a case closure request to WDNR who subsequently issued the closure request documentation to Commerce. On August 8, 2003, Verizon received correspondence from Commerce requesting additional groundwater information. Commerce requested that groundwater flow characteristics at the site be evaluated and the Geoprobe groundwater samples be collected from the vicinity of the residually impacted area. In addition, Commerce requested a map showing the horizontal extent of residual soil and groundwater impacts above applicable WDNR clean-up levels. Based on verbal approval from Commerce, a sampling plan consisting of installation of 3-4 temporary piezometers and groundwater sampling was implemented, as discussed below.

SAMPLING PROCEDURES

Drilling activities were conducted October 2, 2003 using a Geoprobe® Direct-Push Sampling unit (Geoprobe®) operated by Onsite Environmental. As shown in Figure 1 in Attachment B, borings B-1 and B-2 were placed south of the building, and borings B-3 and B-4 were placed east and north of the building, respectively. The soil borings were advanced to a depth of 18-24 feet below grade (ft bg). Soil lithology was continuously logged from each boring. Soil was collected by pushing a barrel sampler to the desired depth and recovering continuous, undisturbed soil within a disposable acetate liner inside the barrel. Soil sampling was conducted until the zone of saturation was reached. Borings were terminated approximately 1-2 feet below the zone of saturation. Upon retrieval, soil samples were handled with new, clean nitrile sampling gloves. The soil samples were lithologically classified and inspected in the field for evidence of contamination, such as odors and staining, followed by field screening for the presence of petroleum vapors by headspace analysis using an HNu Photoionization Detector (PID). All information obtained during soil sampling activities was recorded on field soil boring logs, which are included as Attachment C. All reusable equipment coming into contact with the samples was decontaminated before each use with a non-phosphate detergent (Alconox) wash, followed by tap water and distilled water rinses.

Once the depth of groundwater was determined at each boring location, the boring was converted to a temporary piezometer by placing a five-foot section of 1.0-inch diameter PVC well screen and an appropriate amount of riser pipe into the borehole. A filter pack consisting of clear quartz

sand was placed around the screened zone and approximately one foot of bentonite chips were placed above the sand to act as a seal. Water in each of the piezometers was allowed to reach equilibrium prior to measuring water level. The water level in the piezometers was measured using a water level indicator to the nearest 0.01-foot with respect to a reference point on the top of the piezometer casing, which was surveyed relative to an arbitrary datum point of 100.00 ft.

The groundwater samples were collected into the appropriate containers using a Geopump™ and tygon tubing. All groundwater samples were placed directly into the appropriate sample containers, labeled, placed on ice, and shipped to Pace Analytical Labs, Inc. (PACE) in Minneapolis, Minnesota along with completed chain-of-custody documentation for analyses. All groundwater samples were analyzed for petroleum volatile organic compounds (PVOC) using the Wisconsin PVOC/GRO Method and semi-volatile organic compounds (SVOCs) using U.S. EPA SW-846 Method 8310.

Upon completion of the temporary piezometer installation, groundwater level measurements, and sampling, the temporary piezometers were removed from the boreholes. The boreholes were properly abandoned by placing bentonite chips in to the borehole, hydrating the bentonite chips, and patching the asphalt as necessary.

GROUNDWATER FLOW RESULTS

Groundwater was encountered in borings B-1, B-2, and B-4 at depths ranging from 17 feet below grade (ft bg) to 21 ft bg. Groundwater was not encountered in boring B-3, which was advanced to a depth of 25 ft bg. The relative groundwater elevations are shown in Table 1, and a groundwater potentiometric map is presented as Figure 2 in Attachment B.

TABLE 1
Water Table Elevation

Piezometer Identification	Top of Piezometer Casing Elevation* (Feet)	Depth to Water From Top of Casing (Feet)	Relative Groundwater Elevation (Feet)
B-1	95.92	14.3	81.62
B-2	97.63	16.62	81.01
B-3	95.62	0	NA
B-4	97.25	19.97	77.28

* Elevation relative to arbitrary benchmark of 100.00 feet.

Based on the groundwater elevations measured during the sampling event, groundwater flow direction at the site is north-northeast. Although relative groundwater elevations measured during the October 2003 sampling event indicate a north-northeast groundwater flow direction, other information suggests regional groundwater flow to the south-southwest. For example, surface topography in the vicinity of the site suggests flow towards the south-southwest and a southerly groundwater flow was suggested in previous correspondence with Commerce.

Regardless of the variations in groundwater flow direction, groundwater samples were collected from both the northern and southern portions of the site.

GROUNDWATER ANALYTICAL RESULTS

Analytical results for the groundwater sampling event are presented in Table 2 below. A site plan showing groundwater laboratory analytical results is presented as Figure 3 in Attachment B. The laboratory analytical report for the groundwater sampling event is presented in Attachment D. All laboratory detection limits were below the WDNR Public Health Groundwater Quality Standards Preventative Action Limits.

TABLE 2
Groundwater Sampling Results

Groundwater Sample	Analyte in µg/L					
	PVOC	Anthracene	Fluorene	Phenanthrene	Pyrene	All other SVOC
B-1	ND	0.24	0.37	1.3	0.34	ND
B-2	ND	ND	ND	ND	ND	ND
B-4	ND	ND	ND	ND	ND	ND
Enforcement Std.	NA	3000	400	NA	250	NA
Preventative AL	NA	600	80	NA	50	NA

Enforcement Std. = WDNR Public Health Groundwater Quality Standards Enforcement Standard
Preventative AL = WDNR Public Health Groundwater Quality Standards Preventive Action Limit
ND= Not detected above the laboratory detection limits
NA = not available

Analyses of the groundwater samples collected from B-2 and B-4 revealed no PVOC or SVOC results above laboratory detection limits. The groundwater samples collected from boring B-1 contained very low concentrations of anthracene (0.24 µg/L), fluorine (0.37 µg/L), phenanthrene (1.3 µg/L), and pyrene (0.34 µg/L). These concentrations are well below their respective Enforcement Standards and Preventative Action Levels. All other SVOC and PVOC constituents from groundwater in boring B-1 were below laboratory detection limits.

CONCLUSIONS AND RECOMMENDATIONS

As requested by Commerce, Verizon conducted a subsurface investigation at the Sun Prairie, Wisconsin facility to collect groundwater flow information and analytical data for support of site closure. Groundwater elevations measured during the sampling event indicate that groundwater flows towards the north-northeast. Although this groundwater flow direction is the opposite of the anticipated flow direction, none of the groundwater samples collected from the northern and southern (upgradient and downgradient) portions of the site revealed PVOC or SVOC concentrations above the WDNR Public Health Groundwater Quality Enforcement Standard.

November 3, 2003

Based on the above information, as well as information previously presented to Commerce, Verizon is requesting closure for the groundwater at the subject property. We trust that this submittal meets with your approval. Please contact us if you have any questions or require additional information.

Sincerely,



Laura Himes
Field Engineer



Kent Johnson
Senior Manager

Attachments

Cc: Ms. Mary Ann Stone - Verizon



19845 U.S. 31 North
Westfield, IN 46074
Mail Code: INAAAHE
Tel: 317-896-6605
Fax: 317-896-6201

January 6, 2003

WI Department of Natural Resources
Mr. Pat McCutcheon
Remediation & Redevelopment Program
P.O. Box 7921
Madison, WI 53707

Dear Mr McCutcheon:

I am verifying that the legal description contained in the attached deed is correct information for the Verizon facility at 117 North Bristol Street, Sun Prairie, WI.

Sincerely,

A handwritten signature in cursive script that reads "Mary Ann Stone".

Mary Ann Stone
Manager
Environment Management